

INDUSTRIAL FOR LEASE

174-176 ROUTE 50

ESTELL MANOR, NEW JERSEY



16,000 SF AVAILABLE FOR LEASE

- 16,000± SF of warehouse space and 0.5 - 1 acre of outdoor storage
- Features 5 loading docks, 2 drive-ins and an exterior crane
- Newly installed high-efficiency LED lighting enhances warehouse functionality
- Dual wide entrances allow multiple trucks to enter and exit simultaneously
- Convenient access to Atlantic City Expressway, Route 40, and Route 322 for regional connectivity



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CURRENT AVAILABILITY

174-176 ROUTE 50 ESTELL MANOR, NJ



AVAIL SQ. FEET

16,000±



OUTSIDE STORAGE

0.5-1± AC

CEILING HEIGHT	16' clear
UNIT LOADING	(5) loading docks (2) drive-in doors
LIGHTING	High efficiency LED
CRANE	Exterior crane
ROOF	Replaced in 2024
HVAC	Newly installed in 2024



CLICK HERE FOR A
VIRTUAL TOUR



CONTACT FOR LEASING DETAILS

LEASING CONTACTS

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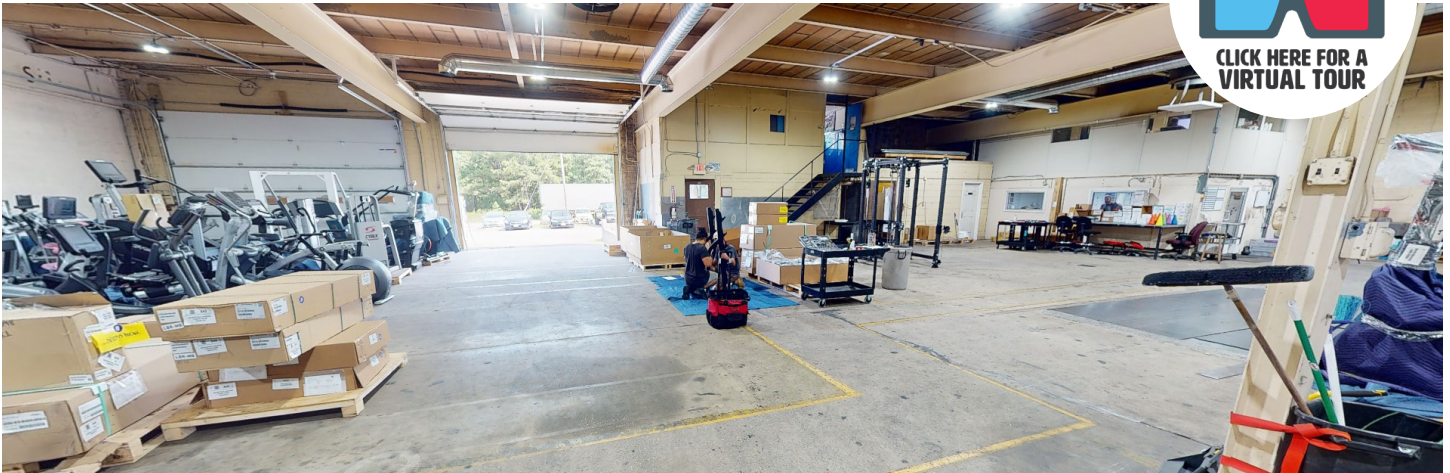
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INTERIOR PHOTOS

174-176 ROUTE 50 ESTELL MANOR, NJ



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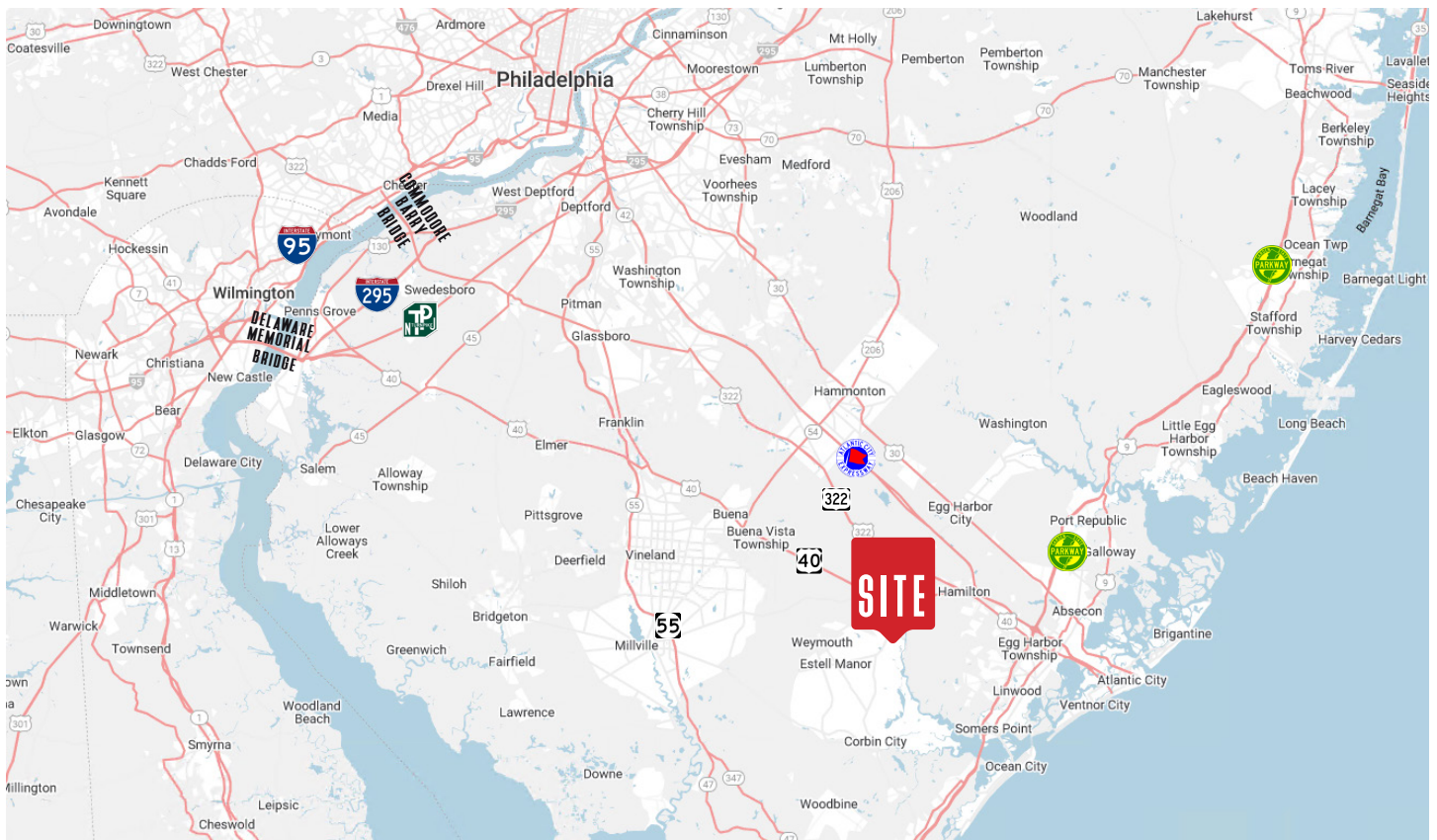
LOCATION INFORMATION

174-176 ROUTE 50 ESTELL MANOR, NJ



DISTANCE TO

ROUTE 40 (HARDING HWY)	3.4 mi
ROUTE 322	5.9 mi
ATLANTIC EXPRESSWAY	8.7 mi
GARDEN STATE PARKWAY	14.1 mi
ROUTE 55	16.2 mi
COMMODORE BARRY BRIDGE	48.5 mi
DELAWARE MEMORIAL BRIDGE	49.2 mi
CENTER CITY PHILADELPHIA	52.6 mi



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